

## ZONING REGULATIONS

### Permitted Uses in Residential Zones.

Please note this information is intended as a general guide only.  
More detailed information can be found in the City of Fairfax Zoning Code  
or by calling the Office of Community Development and Planning at (703) 385-7820.

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SUP = Special Use Permit

*Unless noted by right or SUP, a use is prohibited in the specified zone.*

*A By Right use is permitted in the zoning district by administrative action provided adequate parking is provided. [Access parking standards](#).*

Use	R-1	R-2	R-3	PD	RPD	CPD	RT	RT-6	RM
<b>COMMERCIAL / RETAIL</b>									
Cleaning and pressing shops				By right <sup>a</sup>		By right <sup>a</sup>			
Fast Food Restaurants						By right*			
Financial institutions				By right <sup>b</sup>		By right <sup>b</sup>			
Household appliance sales				By right <sup>c</sup>		By right <sup>c</sup>			
Offices				By right		By right			
Personal care and beauty shops				By right <sup>d</sup>		By right <sup>d</sup>			
Plant nurseries	SUP	SUP	SUP		SUP				
Restaurants				By right		By right			
Retail establishments				By right <sup>e</sup>		By right <sup>e</sup>			
Sale / repair shops				By right <sup>f</sup>		By right <sup>f</sup>			
Specialty food est.				By right		By right			

Use	R-1	R-2	R-3	PD	RPD	CPD	RT	RT-6	RM
<b>ENTERTAINMENT</b>									
Accessory recreational facilities									By right
Bowling alleys				By right		By right			
Clubhouses and grounds not conducted for gain	SUP*	SUP*	SUP*		SUP*				
Commercial recreational uses						SUP <sup>g</sup>			
Dancing areas and entertainment				SUP <sup>h</sup>		SUP <sup>h</sup>			
Golf courses	SUP	SUP	SUP		SUP				
Lodge halls	SUP	SUP	SUP	By right	SUP				
Movie theatres				By right		By right			
Private clubs				By right		By right			
Private tennis courts	SUP	SUP	SUP		SUP				
Swimming pools							SUP	SUP	
Theatres (other than movie theatres)				SUP		SUP			
<b>GOVERNMENT / CIVIC</b>									
Churches	SUP <sup>i</sup>	SUP <sup>i</sup>	SUP <sup>i</sup>	By right <sup>i</sup>	SUP <sup>i</sup>	By right <sup>i</sup>			
Eleemosynary institutions			SUP*	By right	SUP *	By right			
Governmental use	SUP	SUP	SUP	By right <sup>j</sup>	SUP	By right <sup>j</sup>	By right <sup>j</sup>		
Nursery schools	SUP	SUP	SUP		SUP		SUP	SUP	SUP
Schools of general instruction	SUP	SUP	SUP	By right	SUP	By right	SUP	SUP	SUP
Schools of special instruction				By right <sup>k</sup>		By right <sup>k</sup>			

Use	R-1	R-2	R-3	PD	RPD	CPD	RT	RT-6	RM
<b>HOSPITALITY</b>									
Bed and breakfast	SUP*	SUP*	SUP*	SUP*	SUP*				
Hotels and motels				By right		By right			
Inns						By right			
Roominghouses			SUP		SUP				
<b>MEDICAL / HEALTH</b>									
Funeral homes						By right			
Hospitals	SUP <sup>l</sup>	SUP <sup>l</sup>	SUP <sup>l</sup>		SUP <sup>l</sup>	By right <sup>l</sup>			
Nursing homes	SUP	SUP	SUP		SUP	By right			
<b>OTHER</b>									
Agricultural	By right <sup>m</sup>	By right <sup>m</sup>	By right <sup>m</sup>		By right <sup>m</sup>				
Electric transformers and substations	SUP	SUP	SUP	By right	SUP	By right			SUP
Satellite telecommuting				By right		By right			
Telecommunications facilities	SUP*	SUP*	SUP*	SUP*	SUP*	SUP*	SUP*	SUP*	SUP*
Telephone repeater stations	SUP	SUP	SUP	By right	SUP	By right			SUP
<b>RESIDENTIAL</b>									
Apartments and apartment houses						By right			
Cluster subdivisions	SUP	SUP	SUP		SUP				
Home telecommuting	By right	By right	By right	By right	By right	By right	By right	By right	By right
Major home occupations	SUP	SUP	SUP	SUP <sup>n</sup>	SUP	SUP <sup>n</sup>	SUP	SUP	SUP
Minor home occupations	By right	By right	By right	By right	By right	By right	By right	By right	By right
Multifamily dwellings									By right
Rental or leasing of single family dwellings	By right <sup>o</sup>	By right <sup>o</sup>	By right <sup>o</sup>	By right <sup>o</sup>	By right <sup>o</sup>	By right <sup>o</sup>	By right <sup>o</sup>	By right <sup>o</sup>	By right <sup>o</sup>

Use	R-1	R-2	R-3	PD	RPD	CPD	RT	RT-6	RM
Retirement homes									By right
Semi-detached dwellings				By right		By right			
Single family attached dwellings					By right <sup>p</sup>	By right			By right
Single family detached dwellings	By right <sup>p</sup>	By right <sup>p</sup>	By right <sup>p</sup>	By right <sup>p</sup>	By right <sup>p + q</sup>	By right <sup>p</sup>			
Townhouse dwelling units				By right		By right	By right	By right	

\* Provided certain standards are met. See Zoning Code.

<sup>a</sup> Cleaning and pressing establishments having not more than four pressing machines and one dry cleaning unit, with a capacity not exceeding 50 pounds using nonflammable synthetic cleaning fluid and one shirt pressing unit.

<sup>b</sup> Banks, savings and loan associations, and other financial institutions.

<sup>c</sup> Establishments for the sale or repair or both of household appliances, musical instruments and sporting goods, not including sale or repair of major motorized equipment.

<sup>d</sup> Barbershops and beauty parlors, shoe repair and polishing shops, tailor shops, laundromats and establishments for receiving and distributing articles for laundering or cleaning.

<sup>e</sup> Retail establishments for the sale of works of art, art supplies, electrical goods and supplies, food and food products, furniture, decorator supplies, hardware, luggage and leather goods, optical goods, pets and pet supplies, garden supplies, electronics and phonograph equipment, books, tobacco, confections, drugs, jewelry, music, stationery, toys, newspapers and magazines, office supplies and equipment, medical supplies, clothing and dry goods, flowers and similar goods and products.

<sup>f</sup> Establishments for the sale or repair or both of household appliances, musical instruments and sporting goods, not including sale or repair of major motorized equipment.

<sup>g</sup> Commercial recreational uses, including but not limited to, miniature golf courses, indoor and outdoor tennis courts, golf driving ranges, ice skating rinks, roller skating rinks, bowling alleys and billiard parlors; Commercial recreational uses, including but not limited to, miniature golf courses, indoor and outdoor tennis courts, golf driving ranges, ice skating rinks, roller skating rinks, bowling alleys and billiard parlors;

<sup>h</sup> Provided that such areas, together with any ancillary amusements machine use, shall not exceed 25 percent of the gross floor area of the restaurant.

<sup>i</sup> And other places of worship, including synagogues.

<sup>j</sup> Excluding property yards and repair facilities.

<sup>k</sup> Not including public dance halls and riding schools.

<sup>l</sup> For treatment of human beings.

<sup>m</sup> Provided no animals may be kept within 100 feet of any property line.

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<sup>n</sup> Provided there are no displays or advertisements.

<sup>o</sup> Provided the property owner shall have obtained a certificate of occupancy for rental use from the zoning administrator.

<sup>p</sup> And accessory structures.

<sup>q</sup> Provided that each building group shall contain no more than four such dwellings.